

Goal: HUMAN AND FAMILY DEVELOPMENT

Desired Community Condition(s)

Safe, decent and affordable housing is available.

Program Strategy: DEVELOP AFFORDABLE HOUSING

31503

Develop Affordable Housing

Department: FAMILY AND COMMUNITY SERVICES

Service Activities

CDBG Affordable Housing

Public Housing

Section 8 Rental Assistance

GF Affordable Housing Development

Home Investment Trust Grant

Strategy Purpose and Description

The mission of the affordable housing strategy is to reduce the number of Albuquerque households who are paying in excess of 30% of their gross income for housing costs (rent/house payments and utilities). The program also seeks to expand the level of home ownership among Albuquerque families. The program primarily services households at or below 80% of the area median income (adjusted for family size) which are the households most likely to be "rent burdened."

Changes and Key Initiatives

There have been no significant changes in the overall planning and administrative strategy.

Priority Objectives

Fiscal Year	Priority Objectives
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2005	OBJECTIVE 9. Enter into one or more public private partnerships with developers to initiate major redevelopment of the housing stock in designated areas of the Trumbull neighborhood to improve the quality of life and reduce crime by the end of FY/05.
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Input Measure (\$000's)

2001	110	110 GENERAL FUND	229
2001	205	205 COMMUNITY DEVELOPMENT FUND	550
2001	805	805 HOUSING AUTHORITY FUND	21,622
2002	110	110 GENERAL FUND	229
2002	205	205 COMMUNITY DEVELOPMENT FUND	550
2002	265	265 OPERATING GRANTS FUND	964
2002	805	805 HOUSING AUTHORITY FUND	21,622
2003	110	110 GENERAL FUND	74
2003	205	205 COMMUNITY DEVELOPMENT FUND	450
2003	265	265 OPERATING GRANTS FUND	1,438
2003	805	805 HOUSING AUTHORITY FUND	27,955
2004	110	110 GENERAL FUND	74
2004	205	205 COMMUNITY DEVELOPMENT FUND	1,690

2004	265	265 OPERATING GRANTS FUND	938
2004	805	805 HOUSING AUTHORITY FUND	27,955
2005	110	110 GENERAL FUND	74
2005	205	205 COMMUNITY DEVELOPMENT FUND	1,690
2005	265	265 OPERATING GRANTS FUND	3,011
2005	805	805 HOUSING AUTHORITY FUND	27,955

<i>Strategy Outcome</i>	<i>Measure</i>	<i>Year</i>	<i>Project</i>	<i>Mid Year</i>	<i>Actual</i>	<i>Notes</i>
There is a reduction in the percentage of households in Albuquerque that pay more than 30% of their income for housing costs	<i>none</i>	2001				
		2002	31%			
	<i>Percentage of households indicating housing costs greater than 30% of income in the annual Citizens Satisfaction Survey.</i>	2003	31%			
		2004	31%			
		2005	31%			

Goal: **HUMAN AND FAMILY DEVELOPMENT**

Parent Program Strategy: **DEVELOP AFFORDABLE HOUSING**

Department: **FAMILY AND COMMUNITY SERVICES**

Service Activity: CDBG Affordable Housing

2922472

Service Activity Purpose and Description

The CDBG Affordable Housing Contracts program assists nonprofit housing development organizations in neighborhood-focused housing development projects, including new construction and the acquisition and rehabilitation of existing housing. The program is designed to benefit families with incomes at or below 80% of the area median family income adjusted for family size. DFCS anticipates that during FY/05 it will carry out this program through a contract with the New Mexico Mortgage Finance Authority in the amount of \$200,000 to provide grants of up to \$8,000 per household to assist otherwise eligible borrowers in qualifying for housing mortgages. These efforts will targeted to acquisition of existing housing.

The new construction program involves the construction of new homes generally as in-fill development in older neighborhoods. The City subsidy for these projects normally averages about \$20,000 per unit and is carried by the home buyer as a soft second mortgage that is due and payable upon the sale or refinance of the home. The program is designed not only to assist lower income families in becoming home owners, but also to stimulate redevelopment of Albuquerque's older neighborhoods. We anticipate that the principal contractors for this service in FY/05 will be the Greater Albuquerque Housing Partnership and the United South Broadway Corporation, each in the amount of \$150,000 for operating costs. Additional support may be available for actual site development and construction costs.

Changes and Key Initiatives

Input Measure (\$000's)

2002	205	205 COMMUNITY DEVELOPMENT FUND	550
2003	205	205 COMMUNITY DEVELOPMENT FUND	450
2004	205	205 COMMUNITY DEVELOPMENT FUND	1,690
2005	205	205 COMMUNITY DEVELOPMENT FUND	1,690

Strategic Accomplishments

None

Output Measures	Year	Projected	Mid-Year	Actual	Notes
Number of households receiving down payment assistance through MFA.	2001			38	
	2002	12		12	
Number of households receiving down payment assistance through MFA.					
Output Measures	Year	Projected	Mid-Year	Actual	Notes
Number of households receiving down payment assistance through USBC	2001			44	
	2002	26		26	
Number of households receiving down payment assistance through USBC					
Number of households receiving down payment assistance through USBC	2003	2		0	
	2004	26		2	Scope for USBC was modified to constructing new housing in the S. Broadway Area. 3 houses were constructed and 2 had purchase agreements executed.

Number of scattered site housing units developed through USBC in the South Broadway area.	2005	7
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Output Measures	Year	Projected	Mid-Year	Actual	Notes
Number of units constructed by GAHP	2001			13	
	2002	13		15	
Number of units constructed by GAHP	2003	9		14	
	2004	9		0	<i>Purchased land and initiated development on 31 lots for single family housing.</i>
Number of households receiving down payment assistance through MFA	2005	25			
Number of units constructed by GAHP	2005	18			

Quality Measures	Year	Projected	Mid-Year	Actual	Notes
Number of mortgage defaults by beneficiaries.	2003	0			
	2004	0			
	2005	0			

Goal: HUMAN AND FAMILY DEVELOPMENT

Parent Program Strategy: DEVELOP AFFORDABLE HOUSING

Department: FAMILY AND COMMUNITY SERVICES

Service Activity: Public Housing

2940000

Service Activity Purpose and Description

The Department serves as the equivalent of a public housing authority for the City of Albuquerque. As such, it owns and manages 950 units of housing which was constructed with assistance from the U.S. Department of Housing and Urban Development and receives operating subsidies from HUD. This housing is made available to low income elderly households, low income families, and persons with disabilities. The Department must (a) assure compliance with leases; (b) set other charges (e.g., security deposit, excess utility consumption, and damages to unit); (c) perform periodic reexaminations of the family's income at least once every 12 months; (d) transfer families from one unit to another, in order to correct over/under crowding, repair or renovate a dwelling, or because of a resident's request to be transferred; (e) terminate leases when necessary; and (f) maintain the development in a decent, safe, and sanitary condition.

Performance measures include the number of units available for rental to eligible households and the rate of utilization of these units (i.e. the average percentage of all units leased and occupied. The HUD Public Housing Management Assessment Profile (PHMAP) score is a composite assessment of public housing management issued by HUD and is used here as a quality measure. The current PHMAP has eight indicators: vacancy rate and unit turnaround time, rents uncollected, modernization, work orders, annual inspection of units and systems, financial management, resident services and community building, and security. Most of the indicators have some subcomponents.

Changes and Key Initiatives

Input Measure (\$000's)

2002	805	805 HOUSING AUTHORITY FUND	4,075
2003	805	805 HOUSING AUTHORITY FUND	4,923
2004	805	805 HOUSING AUTHORITY FUND	4,923
2005	805	805 HOUSING AUTHORITY FUND	4,923

Strategic Accomplishments

None

Output Measures	Year	Projected	Mid-Year	Actual	Notes
Number of households in public housing units.	2001				
	2002	950			
Number of public housing units available to DFCS for rental to eligible households.	2003	950	950	950	
	2004	950	950	950	
	2005	950			

Output Measures	Year	Projected	Mid-Year	Actual	Notes
Average annual utilization rate for public housing units available for rent to eligible households.	2003	97%	97%	97%	
	2004	97%	97%	97%	
	2005	97%			

<i>Quality Measures</i>	<i>Year</i>	<i>Projected</i>	<i>Mid-Year</i>	<i>Actual</i>	<i>Notes</i>
PHMAP Score	2003	60			
	2004	60	90		
	2005	60			

Goal: HUMAN AND FAMILY DEVELOPMENT

Parent Program Strategy: DEVELOP AFFORDABLE HOUSING

Department: FAMILY AND COMMUNITY SERVICES

Service Activity: Section 8 Rental Assistance

2941000

Service Activity Purpose and Description

The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

The Department of Family and Community Services administers the voucher program locally. DFCS provides a family with the housing assistance that enables the family to seek out suitable housing and enters into a contract with the landlord to provide housing assistance payments on behalf of the family. If the landlord fails to meet the owner's obligations under the lease, DFCS has the right to terminate assistance payments. The Department must reexamine the family's income and composition at least annually and must inspect each unit at least annually to ensure that it meets minimum housing quality standards.

The housing choice voucher program places the choice of housing in the hands of the individual family. A very low-income family is selected by DFCS to participate is encouraged to consider several housing choices to secure the best housing for the family needs. A housing voucher holder is advised of the unit size for which it is eligible based on family size and composition.

The housing unit selected by the family must meet an acceptable level of health and safety before DFCS can approve the unit. When the voucher holder finds a unit that it wishes to occupy and reaches an agreement with the landlord over the lease terms, the PHA must inspect the dwelling and determine that the rent requested is reasonable.

The Department determines a payment standard that is the amount generally needed to rent a moderately-priced dwelling unit in the local housing market and that is used to calculate the amount of housing assistance a family will receive. However the payment standard does not limit and does not affect the amount of rent a landlord may charge or the family may pay. A family which receives a housing voucher can select a unit with a rent that is below or above the payment standard. The housing voucher family must pay 30% of its monthly adjusted gross income for rent and utilities, and if the unit rent is greater than the payment standard the family is required to pay the additional amount. By law, whenever a family moves to a new unit where the rent exceeds the payment standard, the family may not pay more than 40 percent of its adjusted monthly income for rent.

Performance measures for this program include the number of Section 8 vouchers available through DFCS and the utilization rate for those vouchers. The HUD CEMAP score, a performance index like the PHMAP score for public housing, is the quality measure for the program. It rates the Department's performance on a composite of 14 different measures of management effectiveness.

Changes and Key Initiatives

Input Measure (\$000's)

2002	805	805 HOUSING AUTHORITY FUND	17,547
2003	805	805 HOUSING AUTHORITY FUND	23,032
2004	805	805 HOUSING AUTHORITY FUND	23,032
2005	805	805 HOUSING AUTHORITY FUND	23,032

Strategic Accomplishments

None

<i>Output Measures</i>	<i>Year</i>	<i>Projected</i>	<i>Mid-Year</i>	<i>Actual</i>	<i>Notes</i>
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Number of households receiving Section 8 rental	2001				
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	2002	2,700			
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Number of section 8 rental assistance vouchers available through DFCS for eligible households.	2003	3873		3873	
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2004	3873	3873	3873
2005	3873		

<i>Output Measures</i>	<i>Year</i>	<i>Projected</i>	<i>Mid-Year</i>	<i>Actual</i>	<i>Notes</i>
Average annual utilization rate of all section 8 vouchers available to DFCS for eligible households.	2003	95%	97%	98%	
	2004	95%	101%	99.8%	
	2005	95%			

<i>Quality Measures</i>	<i>Year</i>	<i>Projected</i>	<i>Mid-Year</i>	<i>Actual</i>	<i>Notes</i>
SEMAP Score	2003	60			
	2004	60			
	2005	60			

Goal: HUMAN AND FAMILY DEVELOPMENT

Parent Program Strategy: DEVELOP AFFORDABLE HOUSING

Department: FAMILY AND COMMUNITY SERVICES

Service Activity: GF Affordable Housing Development

3103000

Service Activity Purpose and Description

The Department contracts with nonprofit housing development agencies to assist in the acquisition, construction, and management of affordable housing. The primary clients of this activity are low and moderate income households, including persons with special housing needs. In FY/05 DFCS is proposing to contract with New Mexico AIDS Services in the amount of \$26,800 to provide housing to Persons with AIDS and with HOME, NM in the amount of \$47,000 to assist persons with disabilities in the purchase of homes.

Changes and Key Initiatives

Input Measure (\$000's)

2002	110	110 GENERAL FUND	229
2003	110	110 GENERAL FUND	74
2004	110	110 GENERAL FUND	74
2005	110	110 GENERAL FUND	74

Strategic Accomplishments

Output Measures	Year	Projected	Mid-Year	Actual	Notes
Number of Affordable Rental Units Acquired/Rehabilitated	2001			20	
	2002	76		165	
	2003	0		0	Discontinued funding the project through City GF. 63 units of new affordable rental housing funded through the HOME program.

Output Measures	Year	Projected	Mid-Year	Actual	Notes
Number of Disabled Persons Acquiring Homes	2001			18	
	2002	24		36	
	2003	24		25	
	2004	24		24	
	2005	24			

Output Measures	Year	Projected	Mid-Year	Actual	Notes
Number of Single Family Units Constructed	2001			50	
	2002	47		25	
	2003	34		36	Development of 36 units of houses initiated in 2003.

<i>Output Measures</i>	<i>Year</i>	<i>Projected</i>	<i>Mid-Year</i>	<i>Actual</i>	<i>Notes</i>
Number of assisted units for Persons with AIDS.	2001			16	
	2002	21		25	
	2003	21		42	
	2004	31		27	
	2005	31			

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Parent Program Strategy: DEVELOP AFFORDABLE HOUSING

Department: FAMILY AND COMMUNITY SERVICES

Service Activity: Home Investment Trust Grant

3125350

Service Activity Purpose and Description

This is a grant provides for the development and preservation of affordable housing. Housing Rehabilitation is a separate activity. The balance of the funding is for development of new housing.

Changes and Key Initiatives

No significant changes are anticipated in this activity. The primary focus of the HOME program continues to be to develop affordable housing opportunities for low and moderate income persons.

Input Measure (\$000's)

2002	265	265 OPERATING GRANTS FUND	964
2003	265	265 OPERATING GRANTS FUND	1,438
2004	265	265 OPERATING GRANTS FUND	938
2005	265	265 OPERATING GRANTS FUND	3,011

Strategic Accomplishments

None

<i>Output Measures</i>	<i>Year</i>	<i>Projected</i>	<i>Mid-Year</i>	<i>Actual</i>	<i>Notes</i>
New Units Developed	2004	65		31	
	2005	65			